

UNITED STATES BANKRUPTCY COURT
DISTRICT OF

In re:	§	
	§	
VIRGINIA GOLF, LLC	§	Case No. 13-30814 KRH
	§	
Debtor(s)	§	

TRUSTEE'S FINAL REPORT (TFR)

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter of the United States Bankruptcy Code was filed on . The case was converted to one under Chapter 7 on . The undersigned trustee was appointed on .
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$

Funds were disbursed in the following amounts:

Payments made under an interim
disbursement
Administrative expenses
Bank service fees
Other payments to creditors
Non-estate funds paid to 3rd Parties
Exemptions paid to the debtor
Other payments to the debtor

Leaving a balance on hand of¹ \$

The remaining funds are available for distribution.

¹ The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

6. The deadline for filing non-governmental claims in this case was _____ and the deadline for filing governmental claims was _____. All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$ _____. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ _____ as interim compensation and now requests a sum of \$ _____, for a total compensation of \$ _____². In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$ _____, and now requests reimbursement for expenses of \$ _____, for total expenses of \$ _____².

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: _____ By: /s/ROY M. TERRY, JR.
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

² If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT

ASSET CASES

Page: 1
Exhibit ACase No: 13-30814 KRH Judge: Hon. Kevin R. Huennekens
Case Name: VIRGINIA GOLF, LLC

Trustee Name: ROY M. TERRY, JR.

Date Filed (f) or Converted (c): 10/17/13 (c)

341(a) Meeting Date: 11/18/13

Claims Bar Date: 06/20/14

For Period Ending: 12/12/14

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. 8399 Golf Course Drive, Disputanta, VA	950,000.00	0.00		0.00	FA
2. First Community Bank	485.00	485.00		0.00	FA
3. 2000 Toro Greenmaster 3000 Tee Mower	3,500.00	3,500.00		0.00	FA
4. 1998 John Deere 1200A Sand Pro	2,600.00	2,600.00		0.00	FA
5. Golf Shop Displays and fixtures	2,000.00	2,000.00		0.00	FA
6. Golf Flags, tee markers, ball washers, tee signs,	3,600.00	3,600.00		0.00	FA
7. Various tools	2,500.00	2,500.00		0.00	FA
8. WELLS FARGO BANK ACCOUNT (u)	Unknown	0.00		806.02	FA

TOTALS (Excluding Unknown Values)	\$964,685.00	\$14,685.00	\$806.02	Gross Value of Remaining Assets \$0.00 (Total Dollar Amount in Column 6)
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Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

January 19, 2014, 06:44 pm This is a converted Chapter 11 case. At the time of conversion, the bank holding a first deed of trust on the golf course property had already received relief from stay to foreclose. that foreclosure has occurred. After visiting the course and conducting the 341 meeting, I concluded that no personalty of value existed. I have requested bank account information for review. A sister course has also been in Chapter 11, and I suspect that any potentially avoidable transfers have occurred with this course. Wells Fargo did freeze the golf course bank account when the case converted, and I do have that small amount of funds. I do not anticipate a distribution to creditors in this case, and will get it closed as quickly as possible.

Initial Projected Date of Final Report (TFR): / /

Current Projected Date of Final Report (TFR): / /

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 13-30814 -KRH
Case Name: VIRGINIA GOLF, LLC

Trustee Name: ROY M. TERRY, JR.
Bank Name: UNION BANK
Account Number / CD #: *****4509 Checking Account (Non-Interest Earn

Taxpayer ID No: *****3502
For Period Ending: 12/12/14

Blanket Bond (per case limit): \$ 2,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
11/04/13	8	Wells Fargo Cashier's Check	BALANCE FORWARD FUNDS IN BANK ACCOUNT	1230-000	742.80		0.00 742.80
11/27/13	8	Wells Fargo Cashier's Check	Funds From Bank Account	1230-000	63.22		806.02
05/09/14	100001	INSURANCE PARTNERS AGENCY, INC. 26865 CENTER RIDGE ROAD WESTLAKE, OHIO 44145	Blanket Bond- 2014 TERRY-5	2300-000		0.83	805.19

COLUMN TOTALS	806.02	0.83	805.19
Less: Bank Transfers/CD's	0.00	0.00	
Subtotal	806.02	0.83	
Less: Payments to Debtors		0.00	
Net	806.02	0.83	

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCE
Checking Account (Non-Interest Earn - *****4509	806.02	0.83	805.19
	806.02	0.83	805.19
(Excludes Account Transfers)	(Excludes Payments To Debtors)		Total Funds On Hand

Page Subtotals 806.02 0.83

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EXHIBIT C
ANALYSIS OF CLAIMS REGISTER

Date: December 12, 2014

Case Number: 13-30814 Claim Class Sequence
Debtor Name: VIRGINIA GOLF, LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
001 3110-00	Sands Anderson PC 1111 East Main Street (23219) P.O. Box 1998 Richmond, Virginia 23218-1998	Administrative		\$805.19	\$0.00	\$805.19
000007 001 2950-00	Office of the US Trustee 701 E. Broad St., Suite 4304 Richmond, VA 23219	Administrative		\$975.00	\$0.00	\$975.00
BOND 999 2300-00	INSURANCE PARTNERS AGENCY, INC. 26865 CENTER RIDGE ROAD WESTLAKE, OHIO 44145	Administrative		\$0.83	\$0.83	\$0.00
000001B 040 5800-00	Prince George County Office of Treasurer PO Box 156 Prince George, VA 23875-0000	Priority		\$3,664.14	\$0.00	\$3,664.14
000008A 040 5800-00	Prince George County Office of Treasurer PO Box 156 Prince George, VA 23875-0000	Priority		\$3,664.14	\$0.00	\$3,664.14
000001C 070 7100-00	Prince George County Office of Treasurer P.O. Box 156 Prince George, VA 23875	Unsecured		\$282.28	\$0.00	\$282.28
000002 070 7100-00	Yamaha Motor Corporation USA 6555 Katella Ave. Cypress, CA 90630-0000	Unsecured		\$65,667.48	\$0.00	\$65,667.48
000003 070 7100-00	Yamaha Motor Corporation USA 6555 Katella Ave. Cypress, CA 90630-0000	Unsecured		\$78,245.69	\$0.00	\$78,245.69
000004 070 7100-00	Turf & Garden, Inc. P.O. Box 1326 Chesapeake, VA 23327	Unsecured		\$1,380.75	\$0.00	\$1,380.75
000005 070 7100-00	William K. Grogan & Associates 203 E. Cary St. Suite #200 Richmond VA 23219	Unsecured		\$32,000.00	\$0.00	\$32,000.00
000006 070 7100-00	FIRST COMMUNITY BANK KIMBERLY A. TAYLOR/ KEPLEY BROSCIOUS & BIGGS, PLC 2211 PUMP ROAD RICHMOND, VA 23233	Unsecured		\$768,471.33	\$0.00	\$768,471.33

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EXHIBIT C
ANALYSIS OF CLAIMS REGISTER

Date: December 12, 2014

Case Number: 13-30814 Claim Class Sequence
Debtor Name: VIRGINIA GOLF, LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000008B 070 7100-00	Prince Geroge County Office of Treasurer P.O. Box 156 Prince George, VA 23875	Unsecured		\$282.28	\$0.00	\$282.28
000009 070 7100-00	William K. Grogan & Associates 203 E. Cary St. Suite #200 Richmond VA 23219	Unsecured		\$32,000.00	\$0.00	\$32,000.00
000001A 050 4110-00	Prince George County Office of Treasurer PO Box 156 Prince George, VA 23875-0000	Secured		\$54,360.32	\$0.00	\$54,360.32
Case Totals:				\$1,041,799.43	\$0.83	\$1,041,798.60

Code #: Trustee's Claim Number, Priority Code, Claim Type

TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 13-30814 KRH

Case Name: VIRGINIA GOLF, LLC

Trustee Name: ROY M. TERRY, JR.

Balance on hand \$

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payment to Date	Proposed Payment
000001A	Prince George County	\$	\$	\$	\$

Total to be paid to secured creditors \$

Remaining Balance \$

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee Fees: ROY M. TERRY, JR.	\$	\$	\$
Trustee Expenses: ROY M. TERRY, JR.	\$	\$	\$
Attorney for Trustee Fees: Sands Anderson PC	\$	\$	\$
Fees: Office of the US Trustee	\$	\$	\$
Other: INSURANCE PARTNERS AGENCY, INC.	\$	\$	\$

Total to be paid for chapter 7 administrative expenses \$

Remaining Balance \$

Applications for prior chapter fees and administrative expenses have been filed as follows:

NONE

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000001B	Prince George County	\$	\$	\$
000008A	Prince George County	\$	\$	\$

Total to be paid to priority creditors \$

Remaining Balance \$

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000002	Yamaha Motor Corporation USA	\$	\$	\$
000003	Yamaha Motor Corporation USA	\$	\$	\$
000004	Turf & Garden, Inc.	\$	\$	\$

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000005	William K. Grogan & Associates	\$	\$	\$
000006	FIRST COMMUNITY BANK	\$	\$	\$
000009	William K. Grogan & Associates	\$	\$	\$
000001C	Prince George County	\$	\$	\$
000008B	Prince Geroge County	\$	\$	\$

Total to be paid to timely general unsecured creditors \$ _____

Remaining Balance \$ _____

Tardily filed claims of general (unsecured) creditors totaling \$ _____ have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be _____ percent.

Tardily filed general (unsecured) claims are as follows:

NONE

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ _____ have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be _____ percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

NONE